

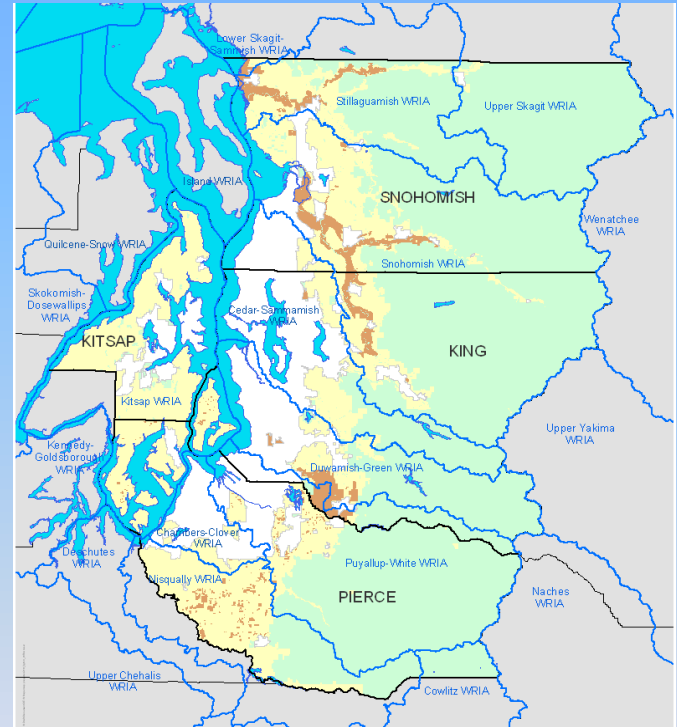
# Washington State Department of Commerce Puget Sound Regional Council

## **Regional TDR Alliance: Resources for Transfer of Development Rights in Cities**

**Kitsap County  
June 15, 2010**

# Overview

- Elements of TDR
- Policy Advisory Committee and Legislation
- Regional TDR Program/Alliance – EPA Grant
- State Resources
- TDR Project Grants for Cities



# Transfer of Development Rights

Development rights severed from property with conservation easement

Development Rights



Funding for landowners to maintain resource land

# Elements of TDR

- Sending areas
- Receiving areas
- Allocation rate
- Increased capacity in receiving areas (e.g., density bonus, commercial floor area, parking, stormwater requirements)
- Market mechanism



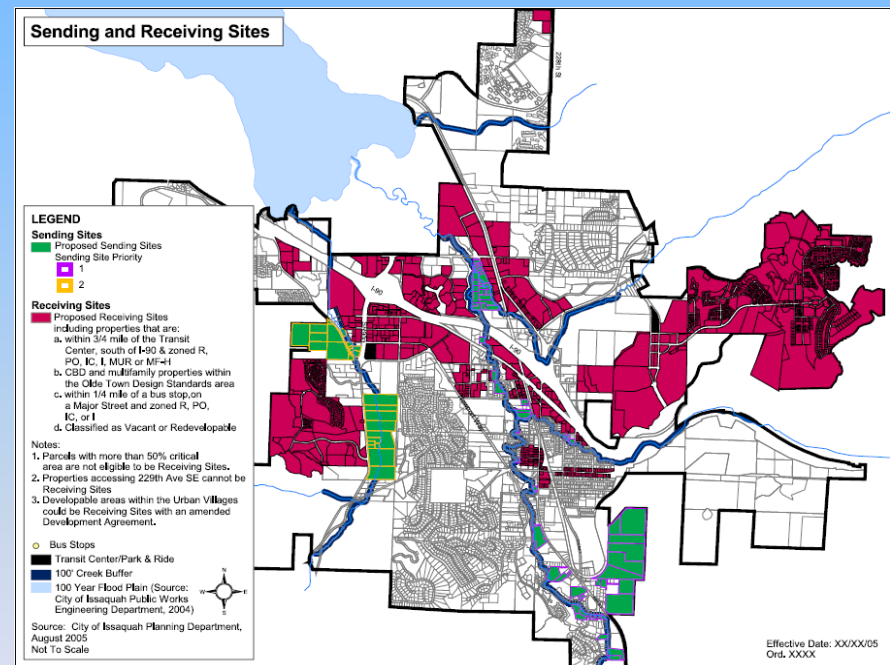


# TDR in Central Puget Sound

Existing conservation TDR programs include:

- King County (1998/2001)
  - Redmond (1997)
  - Issaquah (2005)
  - Seattle (1998/2001)
- Kitsap County (2006)
  - Bainbridge Island (1996)
- Pierce County (2007)
- Snohomish (2004/2008)
  - Arlington (2004)
  - Everett (1991/2006)

## Issaquah



# Policy Advisory Committee and Legislation

- 2007 Legislation – Commerce to work with advisory committee on recommendations
- 2008 Recommendations to Governor and Legislature
- 2009 Legislation – Commerce to work with PSRC, and to provide technical assistance, clearinghouse of information, TDR exchange web site, interlocal terms and conditions rule

# Focus on Regional Transfers

- Sending areas – land designated by the counties as sending areas that are:
  - Agricultural or forest land of long-term significance;
  - Rural land being farmed or managed for forestry;
  - Land whose conservation meets other state and regionally adopted priorities; and
  - Land that is in current use as a manufactured/mobile home park.
- Receiving areas - incorporated cities and towns



# TDR benefits for cities

- Supports farmers that provide fresh produce and meat to local farmers markets and grocers
- Supports forest industry that provides timber and protects water quality for people and salmon
- Protects water and habitat that are part of the regional identity and economy





# TDR benefits for cities

- Conserves lands that provide focus for local celebrations, festivals, and family-friendly farm experiences
- Helps cities accommodate growth and efficiently deliver services
- Can be used to advance revitalization goals with incentives for developers to build in areas planned for economic development



# Regional TDR Alliance – EPA Grant

Alliance Partners: PSRC, Commerce, Snohomish County, Pierce County, King County, and Cascade Land Conservancy to:

- Implement and enhance county TDR programs
- Build capacity in cities to receive development rights from farms, forest land and open space
- Provide information resources to cities and counties
- Interlocal Terms and Conditions Rule

# TDR Project Grants for Cities – 2<sup>nd</sup> EPA Grant

- \$1 million for grants to cities
- King, Pierce, Kitsap and Snohomish cities can apply
- Eligible activities consistent with regional program:
  - New TDR policies and regulations consistent with regional program
  - Revision of existing TDR policies or regulations
  - Infrastructure funds in receiving areas
- Resolution of Support required



# Draft Evaluation Criteria



- Work plan (30)
- Consistency with VISION 2040 (10)
- Strategic partnerships (10)
- Innovation and sustainability (10)
- State of preparation (15)
- Level of commitment (20)
- Leveraging funds (5)

**The draft grant application materials and  
other related information are  
on our web site at:**

**[www.commerce.wa.gov/tdr](http://www.commerce.wa.gov/tdr)**

**Please send comments on the draft  
application to:**

**[heather.ballash@commerce.wa.gov](mailto:heather.ballash@commerce.wa.gov)**

**(360) 725-3044**

**BY 5:00 p.m. on JUNE 24,2010**